

22TX404-0104
11905 SUNNYSIDE DR, BAYTOWN, TX 77523

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A - LEGAL

Security Instrument: Deed of Trust dated February 16, 2021 and recorded on February 22, 2021 as Instrument Number 2021-164381 in the real property records of CHAMBERS County, Texas, which contains a power of sale.

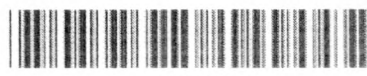
Sale Information: March 07, 2023, at 10:00 AM, or not later than three hours thereafter, at the eastern-most steps of the second level (middle floor) of the Chambers County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by IAN DANIELS secures the repayment of a Note dated February 16, 2021 in the amount of \$171,000.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

05-165-2023-316



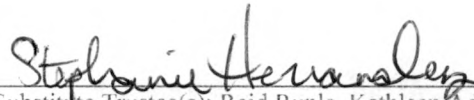
4773652

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Stephanie Hernandez, declare under penalty of perjury that on the 9 day of February, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CHAMBERS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a 0.849 acre tract of land, more or less, situated in the William Hodges League, Abstract Number 13, Chambers County, Texas, and being out of and a part of a 1.985 acre tract called Tract 8 conveyed to Phillip Richard Elliott in Deed recorded in Volume 539, Page 510 of the Deed Records of Chambers County, Texas, and being the same tract of land conveyed to Richard C. Toliver and Margie C. Toliver dated November 7, 1997, recorded in Volume 348, Page 721 of the Official Public Records of Chambers County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Tract 8, said point being in Sunnyside Drive;

THENCE South 32 deg 54 min 04 sec East, along said Sunnyside Drive, a distance of 84.94 feet to a point for corner;

THENCE South 56 deg 33 min 10 sec West, at a distance of 35.00 feet pass a ½ inch iron rod found on line and continue in all a total distance of 434.45 feet to a 1 inch iron pipe found for corner;

THENCE North 33 deg 53 min 34 sec West, a distance of 84.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 56 deg 33 min 10 sec East, at a distance of 400.92 feet pass a ½ inch iron rod found on line and continue in all a total distance of 435.92 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.849 acres of land, mor or less.

FILED FOR RECORD IN:
Chambers County
On: 2/9/2023 9:33:04 AM
Doc Number: 2023-3169
Number of Pages: 3
Amount: 10.00
Order#: 20230209000010
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker